

On the ground . . .

Livable Delaware successes

Projects and
legislation that point
our state in the
direction of the
Governor's vision



The Five Principles

- Guide growth to areas that are prepared to accept it in terms of infrastructure and thoughtful planning
- Preserve Farmland and Open Space
- Promote Infill and Redevelopment
- Facilitate Attractive Affordable Housing
- Protect our Quality of Life While Slowing Sprawl

Intelligent Planning

State Strategies for Policies and Spending

- Five –year update adopted on June 3
- More hands-on involvement with local governments
- Much more precise and sophisticated technology
- Blueprint for Livable Delaware



Intelligent Planning

Significant legislation

- **House Bill 255 (2001)**

More than 70 percent of local governments have completed or certified comp plans; another 23 percent are in process

- **House Bill 192 (2001)**

Created an annual allocation of \$9 million for open space acquisition through Realty Transfer Tax

- **Senate Bill 65 (2003)**

Overhaul of LUPA with new front-end PLUS process



Preserving farmland



*Blendt Farm, in Smyrna east
of Route 1*

- Since 2001, almost 40,000 acres of farmland have been preserved despite budget constraints
- \$9 million proposed for FY 2005

Saving open space

More than 5400 acres have been preserved since 2001, including strategic parcels such as Cooch's Bridge that could be paid for over multiple years because of predictable funding.

Governor has requested \$22 million for FY 2005 to protect forestland in Sussex County.



Livable communities

Protecting our quality of life while slowing sprawl

- New guidebook offers practical tools for creating more livable, attractive communities that rein in sprawl
- We want to offer incentives, workshops to encourage developers and local governments to put these ideas on the ground



Livable communities

**Protecting our
quality of life
while slowing
sprawl**



Westtown rendering

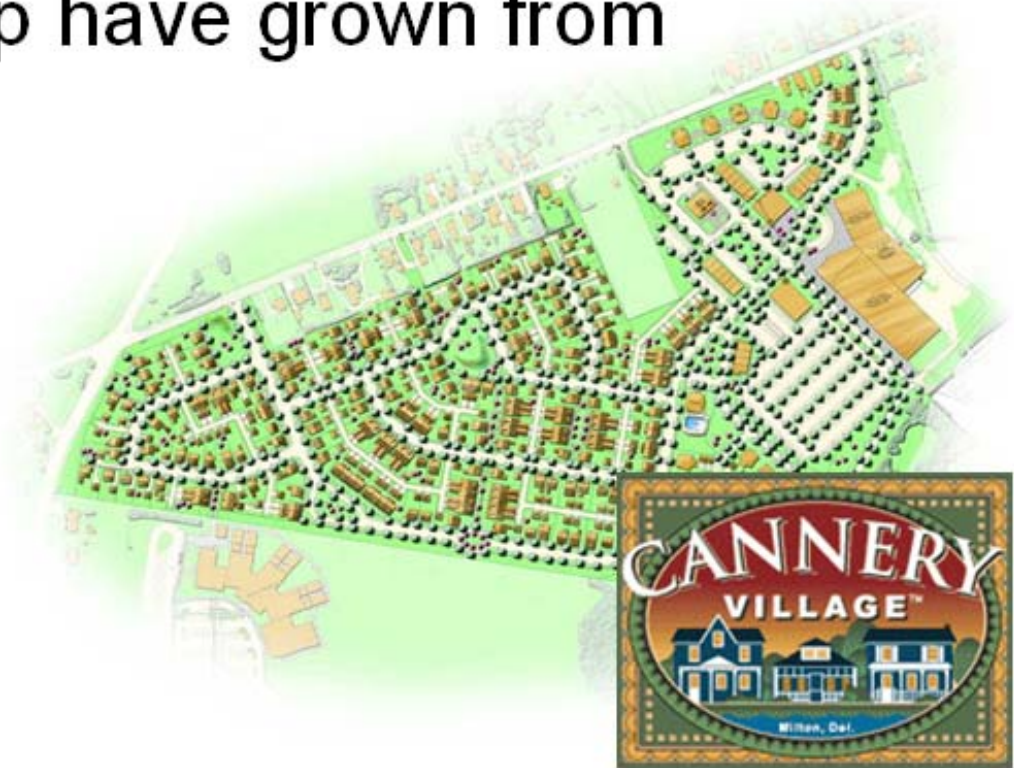


TND in Baxter Village, SC

Westtown project in Middletown will include a Traditional Neighborhood Design community on 600 acres and will result in the protection of about 625 acres via the transfer of development rights onto the receiving parcel.

Infill and redevelopment

- Matching grants available for brownfields assessment and cleanup have grown from \$25,000 to \$150,000
- New liability legislation makes redevelopment more attractive to prospective purchasers
- Statewide brownfields coordinator hired
- Major projects on Riverfront (AAA, Christina Landing) choose reuse over greenfields



Affordable housing

- Live Near Your Work Program
- Smart Commute
- Support for TND and mix of housing styles



Live Near Your Work partners include Georgetown, Milford, Sea Watch, Perdue Farms, West End Neighborhood House, Latin American Community Center, Wilmington Friends School

Legislation this session

- **SB 328 (McBride)**

- Creates separate brownfields program within DNREC to streamline process

- **HB 334 (B. Ennis)**

- Requires comp plan certification before annexation

- **SB 305 (Cook)**

- Goal is to prevent sprawl by tying school sites to State land use goals
- Creates a \$1 million fund to help districts with sites, cost-effective design



MOT Charter School

Issues that won't go away

- Water pollution and funding for wastewater treatment
- Permanent funding source for farmland preservation
- By-right zoning outside growth zones in Kent and Sussex (A-R)
- Wetlands and other environmental protections, particularly in Sussex
- Ugly cookie-cutter development
- Concerns over annexation
- Sustainable economic development

